Private Mortgage All-In Cost Worksheet

For internal compliance review before use. This worksheet compares the money a client receives with the amounts the client may pay. It is not a quote, legal advice or a recommendation to borrow. Use the lender's actual disclosure and the client's lawyer's advice for the final decision.

A. What reaches the client or closing

Item	Amount
Face amount of new mortgage	$
Less lender fee	$
Less broker fee	$
Less legal fees and disbursements	$
Less appraisal, administration and other deductions	$
Less interest or payment holdback	$
Estimated net cash available	**$**

B. What the mortgage costs during the stated term

Item	Amount / term
Contract interest rate	%
Monthly payment	$
Term	months
Interest paid during the term	$
Total fees for the first term, including fees withheld from the advance, counted once	$
Renewal fee if the loan continues (separate future scenario)	$
Estimated discharge or exit costs	$
Estimated interest plus fees for the first term	**$**

All-in first-term cost as a percentage of net cash available: ____________%

Calculation: first-term interest plus first-term fees and exit costs, divided by estimated net cash available, multiplied by 100. Include fees deducted from the advance once in the cost total. An interest holdback reduces cash available; do not also count it as a separate fee if the interest it funds is already in the interest total. Show any unused holdback and refund assumption separately.

This simple first-term comparison is not an annual percentage rate (APR), an effective annual rate or a substitute for required lender disclosure. Compare the same term length and timing of payments. Principal repayment is separate from interest and fees. State every assumption. If a cost is unknown, mark it unknown instead of entering zero.

Illustration only: a one-year, interest-only $350,000 loan at 10%, with $44,500 of fees deducted and no other deductions, provides $305,500. Interest is $35,000. Fees plus interest total $79,500, about 26.0% of the cash received. The $350,000 principal still has to be repaid. These are hypothetical inputs, not a market quote.

C. Default and renewal terms to read aloud

Default interest rate: ____________%
What triggers it: ____
Late / NSF / administration charges: __________________________________
Does the borrower have a right to renew? Yes / No / Unclear
Who decides whether renewal is offered? ________________________________
Renewal term and fee: ____
Prepayment right and charge: ____
Other security or guarantees: ____

D. The written exit

Principal expected to remain due at maturity: $_________________________
Other secured loans to repay at the exit: $____________________________
Expected exit costs not already counted: $_____________________________

What event repays this mortgage before or at maturity?

____

What evidence supports that event now?

____

What happens if the event is six months late?

____

What is the client's monthly budget after this loan closes?

____

E. Comparison

Route	**Net cash / result**	**Monthly cost**	**One-time fees**	**Deadline / exit**	**Professional review completed**
Existing lender option					
Prime or alternative lender					

Proposed private mortgage					
Voluntary sale					
Full debt assessment					

Internal decision note: A loan that completes the purchase but leaves the household unable to carry the following month needs a wider assessment before the client commits.